

#7c.

BOARD OF SUPERVISORS

ACTION ITEM

SUBJECT: FINANCE/GOVERNMENT SERVICES AND OPERATIONS COMMITTEE
REPORT/CONTRACT AWARD/RENOVATION AND ADDITION TO THE
LUCKETTS COMMUNITY CENTER

ELECTION DISTRICT: Catoctin

CRITICAL ACTION DATE: September 21, 2010

STAFF CONTACTS: Lewis Rauch/ Construction & Waste Management
Sandy Hunter/ Construction & Waste Management
Christopher Bresley/Management & Financial Services

RECOMMENDATION:

STAFF: Staff recommends that the Purchasing Agent be authorized to award a contract for the Renovation and Addition to the Lucketts Community Center to Falls Church Construction in the estimated amount of \$2,048,644.

COMMITTEE: At the September 15, 2010 Finance/Government Services and Operations Committee meeting, the Committee voted unanimously to recommend to the full Board of Supervisors that the Purchasing Agent be authorized to award a contract for the Renovation and Addition to the Lucketts Community Center to Falls Church Construction in the estimated amount of \$2,048,644. This item is proposed for the Board's consent agenda.

BACKGROUND: Invitation for Bid (IFB) No. QQ-01590 was issued on July 16, 2010 for Renovation and Addition to the Lucketts Community Center, Six (6) bids were received on August 12, 2010 with Falls Church Construction being the lowest responsive and responsible bid at \$2,048,644. The project site is located at the current Lucketts Community Center, 42361 Lucketts Road, Leesburg, VA 20176. The project includes demolition and enlargement of a small portion of the building known as "the hyphen" that currently serves as the main entry and handicapped ramp. This project re-establishes the original front entrance to the building, includes structural, rot and insect damage repairs, structural reinforcing for assembly room flooring, structural attachment of the bell tower, window and flooring restoration, ADA accessibility retrofits including a lift, building insulation, new sprinkler system, new electrical and IT systems, provides a new energy efficient ground source closed-loop geothermal HVAC system, adds several additional toilets, includes lead abatement on interior of building and some minor modifications to the site. New construction includes

approximately 600 square feet of new “hyphen” in the building, a ramp to the assembly room, new walkways on site and several new parking spaces.

ISSUES: This project benefits the community by adding the necessary square footage to the building to keep the number of children served consistent, since state licensing square footage requirements have recently increased per child. This project also benefits the community by removing all interior lead paint from classrooms, and by making the entire building handicapped accessible. This project benefits the County by making the building exceedingly more energy efficient than it currently is and bringing the building into compliance with current building and life safety codes. Without renovation, the structure and building envelope will continue to deteriorate at an escalating pace and will ultimately raise renovation costs or render the building unsalvageable.

FISCAL IMPACT: Appropriations to fund the Renovation and Addition of the Lucketts Community Center totals \$2,978,297 million. Sufficient funding exists in the Capital Improvement Program to award the contract for construction services for the estimated amount of \$2,048,644.

ALTERNATIVES:

1. Authorize the Purchasing Agent to award a contract for the Renovation and Addition to the Lucketts Community Center to Falls Church Construction in the amount of \$2,048,644.

Or

2. Do not authorize the award and direct staff how to proceed.

DRAFT MOTION:

1. I move the recommendation of the Finance/Government Services and Operations Committee that the Board of Supervisors authorize the Purchasing Agent to award a contract for the Renovation and Addition to the Lucketts Community Center to Falls Church Construction in the amount of \$2,048,644.

Or

2. I move an alternate motion.

ATTACHMENT: CIP Page